

DEVELOPMENT OPPORTUNITY

HUNTLEY CROSSINGS
SEC ROUTE 47 & REGENCY PARKWAY, HUNTLEY, IL

41.99 ACRES
(TWO ANCHOR PADS & FOUR OUTLOTS)



← Approved 324 Unit Residential Subdivision

300 Apartments Under Construction

PHASE I
12.68 Acres

SUBJECT SITE
(41.99 Acres)

PHASE II
24.27 Acres

(4) OUTLOTS
5.04 Acres

LOT 9
Under Contract

224 Townhomes Under Construction

Offered By:
Tim Billimack | Nicole Kirchberg
815.355.0196 | 815.307.2222
billimackt@gmail.com
nckirchberg@gmail.com

Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



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HUNTLEY CROSSINGS SUBDIVISION



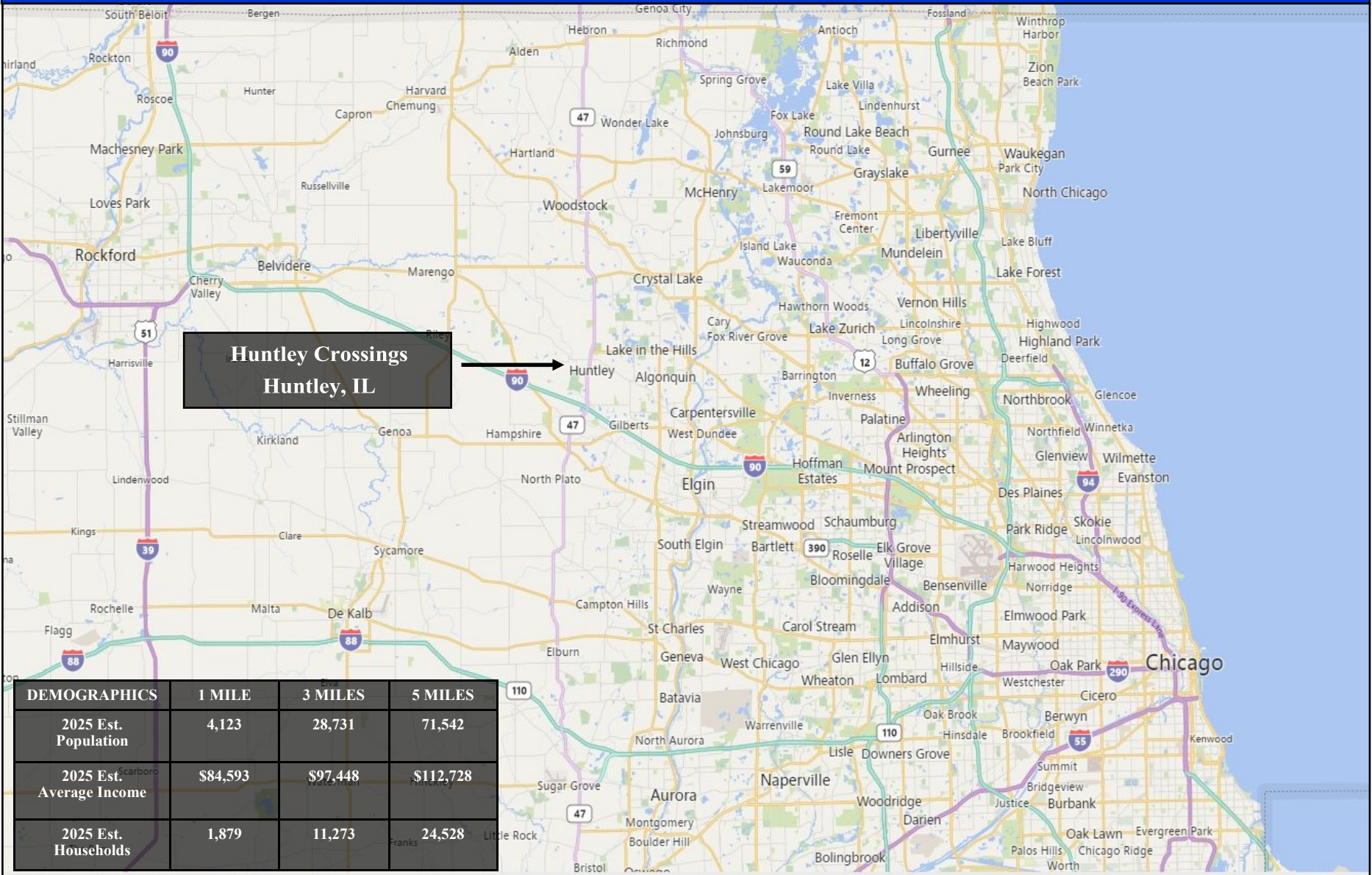
PROPERTY SPECIFICATIONS

PROPERTY:	Huntley Crossings
OFFERING:	41.99 Acres
	Phase I Anchor: 12.68 Acres
	Phase II Anchor: 24.27 Acres
	Outlots: 5.04 Acres
PRICING:	\$5.5 Million \$3 SF
ZONING:	B3-PUD
UTILITIES:	Municipal Water & Sanitary
DETENTION:	Off-Site
ACCESS:	Stoplight Controlled Two Full Access Curb Cuts
TRAFFIC:	22,000 VPD Route 47
RETAIL ANCHORS:	Wal-Mart, Jewel, Walgreens, Aldi,
RE TAXES:	\$979 (Assessed as Farm Land)
IDEAL USES:	Retail, Fast Food, Sit Down Restaurants, Medical Care, Entertainment, MF Residential

DEVELOPMENT OPPORTUNITY

MAP & DEMOGRAPHICS

HUNTLEY CROSSINGS
SEC ROUTE 47 & REGENCY PARKWAY, HUNTLEY, IL



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